

Pursuant to the advertisement, posting of property, and public hearing on the petition appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 17th day of November, 1981, that the herein Petition for Variance(s) to permit a rear yard setback of 28 feet in lieu of the required 30 feet, for the expressed purpose of increasing the depth of the existing deck, in accordance with the site plan prepared by Spellman, Larson and Associates, Inc., dated July 23, 1981, should be and the same is GRANTED, from and after the date of this Order, subject, however, to the approval of the aforementioned site plan by the Department of Public Works and the Office of Planning and Zoning.

William E. Hammond
Zoning Commissioner of
Baltimore County



BALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
825-7373

PAUL H. REINCKE
CHIEF

Mr. William Hammond
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: William F. and Susan B. Fritz

Location: N/S Joppa Road W. of Riderwood Station

Item No.: 38 Zoning Agenda: Meeting of August 18, 1981

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

() 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.

() 2. A second means of vehicle access is required for the site.

() 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.

() 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

() 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

() 6. Site plans are approved, as drawn.

(X) 7. The Fire Prevention Bureau has no comments, at this time.

Reviewed by: *George M. McGonigle* Noted and Approved: _____
Planning/Design Division Fire Prevention Bureau

/mb

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Nick Commodari Date: August 19, 1981
Charles E. (Ted) Burnham
FROM: Zoning Advisory Committee
Meeting of August 18, 1981
SUBJECT:

ITEM NO. 33 Standard Comment
ITEM NO. 34 Standard Comment
ITEM NO. 35 See Comment
ITEM NO. 36 See Comment
ITEM NO. 37 Standard Comment
ITEM NO. 38 Standard Comment
ITEM NO. 39 See Comment
ITEM NO. 40 Standard Comment

Charles E. Burnham
Charles E. (Ted) Burnham
Plans Review Chief

CHB:rrj

Jmk

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 13, 1981

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 18, 1981

RE: Item No: 33, 34, 35, 36, 37, 38, 39, 40
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

All of the above have no bearing on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Mr. W. E. Hammond
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Petition No. 82-113-A Item 38

Date: October 14, 1981

Petition for Variance
North side of Riderwood Station, North of Joppa Road
Petitioner- William F. Fritz, et ux

Ninth District

HEARING: Tuesday, November 3, 1981 (9:30 A.M.)

There are no comprehensive planning factors requiring comment on this petition.

Norman E. Gerber
Norman E. Gerber, Director
Office of Planning and Zoning

NEG:JGH:ab

PETITION FOR VARIANCE

9th District

ZONING: Petition for Variance
LOCATION: North side of Riderwood Station, North of Joppa Road
DATE & TIME: Tuesday, November 3, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for variance to permit a rear yard setback of 28 feet instead of the required 30 feet

The Zoning Regulation to be excepted as follows:

Section 1B02.3B (1B01.2.C 4 & 301.1) - Minimum rear yard setback in D, R, 2 Zone
All that parcel of land in the Ninth District of Baltimore County

Being the property of William F. Fritz, et ux, as shown on plat plan filed with the Zoning Department

Hearing Date: Tuesday, November 3, 1981 at 9:30 A.M.
Public Hearing: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

BY ORDER OF
WILLIAM E. HAMMOND
ZONING COMMISSIONER
OF BALTIMORE COUNTY



SPELLMAN, LARSON & ASSOCIATES, INC.

SUITE 110 - JEFFERSON BUILDING
105 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
823-3535

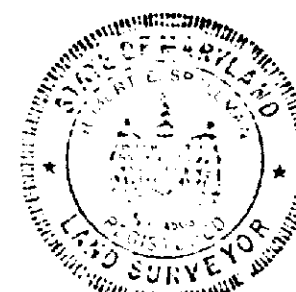
ROBERT E. SPELLMAN, P.L.S.
PHILIP C. LARSON
LOUIS J. PIASECKI, P.L.

DESCRIPTION FOR A ZONING VARIANCE, NUMBER 4 RIDERWOOD STATION, BALTIMORE COUNTY, MARYLAND.

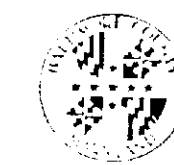
Beginning for the same at the Southwest corner of Lot 4 as shown on the Plat of Riderwood Station Section One, said Plat being recorded in the Land Records of Baltimore County in Plat Book EHK Jr. No. 44, Folio 111, said point of beginning being the following courses and distances, from the North side of Joppa Road 50 feet wide where it is intersected by the West side of Riderwood Station, North 33 Degrees 45 Minutes East 16.57 feet thence North 11 Degrees 15 Minutes West 83.00 feet thence by a curve to the right with a radius of 57 feet the length of 89.54 feet (the chord of the arc bears North 33 Degrees 45 Minutes East 80.61 feet) thence along the North side of Riderwood Station North 73 Degrees 45 Minutes East 18.00 feet thence by a curve to the right with a radius of 70 feet the length of 43 feet thence leaving the North side of Riderwood Station North 11 Degrees 15 Minutes West 15 feet to the point of beginning of Lot 4. Thence along the boundary of Lot 4 as shown on the above referred to Plat, North 11 Degrees 15 Minutes West 64.37 feet thence South 78 Degrees 45 Minutes West 5.73 feet thence North 11 Degrees 15 Minutes West 108.00 feet thence North 78 Degrees 45 Minutes East 90.00 feet thence South 11 Degrees 15 Minutes East 130.40 feet thence South 48 Degrees 7 Minutes 43 Seconds West 82.39 feet thence South 78 Degrees 45 Minutes West 12.37 feet to the place of beginning.

Containing 0.31 acres of land more or less.

07/27/81



RESIDENTIAL & COMMERCIAL DEVELOPMENT DESIGN • LAND SURVEYING
LAND PLANNING • SUBDIVISION LAYOUT • FEASIBILITY STUDIES • ESTIMATING
GRADING STUDIES • LOCATION SURVEYS • TECHNICAL CONSULTATION



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

October 27, 1981

ALAN E. GRIFFITH
ZONING COMMISSIONER

E. A. Griffith
Suite 204
Investment Building
Towson, Maryland 21204

RE: Petition for Variance
N/S Riderwood Station, north of Joppa Road
William F. Fritz, et ux - Petitioners
Case #82-113-A

Dear Mr. Griffith:

This is to advise you that \$75.00 is due for advertising and posting of the above property.

Please make check payable to Baltimore County, Maryland, and remit to Karen Riegel, Room 113, County Office Building, Towson, Maryland 21204 before the hearing.

Very truly yours,

William E. Hammond
WILLIAM E. HAMMOND
Zoning Commissioner

No. 101698

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE: 11/3/81 ACCOUNT: 01-662

AMOUNT: \$75.00

RECEIVED FROM: Edward A. Griffith

FOR: Posting & Advertising of Case #82-113-A (Fritz)

Monica E. Griffith

VALIDATION OR SIGNATURE OF CASHIER

Mr. E. A. Griffith
Suite 204
Investment Building
Towson, Maryland 21204

October 7, 1981

NOTICE OF HEARING

RE: Petition for Variance
N/S Riderwood Station, North of Joppa Road
William F. Fritz, et ux - Petitioners
Case #82-113-A Item #38

TIME: 9:30 A.M.

DATE: Tuesday, November 3, 1981

PLACE: ROOM 106 COUNTY OFFICE BUILDING, 111 W. CHESAPEAKE AVENUE,

TOWSON, MARYLAND

cc: Mr. and Mrs. William Fritz
#4 Riderwood Station
Lutherville, Maryland

1407 W. Seminary Avenue
Lutherville, MD 21093

WILLIAM E. HAMMOND
ZONING COMMISSIONER OF
BALTIMORE COUNTY

Mr. E. A. Griffith
Suite 204
Investment Bldg.
Towson, Md. 21204

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day
of August, 1981.

WILLIAM E. HAMMOND
Zoning Commissioner

Petitioner William F. Fritz, et ux

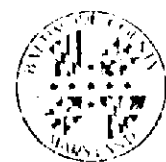
Petitioner's Attorney

Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 94 Date of Posting: 10-16-81
Posted for: VARIANCE
Petitioner: WILLIAM F. FRITZ, ET UX
Location of property: N/S RIDERWOOD STATION, NORTH OF
JOPPA RD.
Location of Signs: IN FRONT OF RIDERWOOD STATION
NORTH SIDE OF JOPPA ROAD
Remarks:
Posted by: [Signature] Date of return: 10-23-81
Number of Signs: 1



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

November 17, 1981

Mr. & Mrs. William F. Fritz
1407 West Seminary Avenue
Lutherville, Maryland 21093

RE: Petition for Variance
N/S of Riderwood Station, N of
Joppa Road - 9th Election District
William F. Fritz, et ux -
Petitioners
NO. 82-113-A (Item No. 38)

Dear Mr. & Mrs. Fritz:

I have this date passed my Order in the above referenced matter in accord-
ance with the attached.

Very truly yours,

WILLIAM E. HAMMOND
Zoning Commissioner

WEH/erl

Attachments

cc: Mr. E. A. Griffith
Suite 204, Investment Building
Towson, Maryland 21204

John W. Hessian, III, Esquire
People's Counsel

PETITION FOR VARIANCE

ZONING: Petition for Variance
LOCATION: North side of
Riderwood Station, North of Joppa
Road
DATE & TIME: Tuesday, Novem-
ber 3, 1981 at 9:30 A.M.
PUBLIC HEARING: Room 106,
County Office Building, 111 W.
Chesapeake Avenue, Towson,
Maryland

The Zoning Commission of Bal-
timore County, by authority of the
Zoning Act and Regulations of Bal-
timore County, will hold a public
hearing on the following:
Petition for variance to permit a
rear yard setback of 28 feet instead
of the required 30 feet.
The Zoning Regulation to be ex-
ceeded as follows:
Section 1802.18 (1802.24 & 301.1)
Minimum rear yard setback in
D.R.2 Zone

All this parcel of land in the
North District of Baltimore County
DESCRIPTION FOR A ZONING
VARIANCE, NUMBER 4 RIDER-
WOOD STATION, BALTIMORE
COUNTY, MARYLAND

Beginning for the same at the
Southwest corner of Lot 4 as shown
on the Plat of Riderwood Station
Section One, said Plat being
recorded in the Land Records of Bal-
timore County in Plat Book 81K
Jr. No. 4, Folio 111, said point of
beginning being the following
courses and distances:
From the North side of Joppa Road 50 feet
wide where it is intersected by the
West side of Riderwood Station,
North 33 Degrees 45 Minutes East
15.97 feet thence North 11 De-
grees 15 Minutes West 15 feet
thence by a curve to the right with a
radius of 57 feet the length of 89.54
feet (the chord of the arc bears
North 33 Degrees 45 Minutes East
60.61 feet thence along the North
side of Riderwood Station North 78
Degrees 45 Minutes East 18.00 feet
thence by a curve to the right with a
radius of 70 feet the length of 43
feet thence leaving the North side
of Riderwood Station North 11 De-
grees 15 Minutes West 15 feet to the
point of beginning of Lot 4. Thence
along the boundary of Lot 4 as
shown on the above referred to
Plat, North 11 Degrees 15 Minutes
West 64.87 feet thence South 78 De-
grees 45 Minutes West 5.73 feet
thence North 11 Degrees 15 Minutes
West 106.00 feet thence North 78 De-
grees 45 Minutes East 80.00 feet
thence South 11 Degrees 15 Minutes
East 136.40 feet thence South 48
Degrees 7 Minutes 41 Seconds West
52.20 feet thence South 78 Degrees
45 Minutes West 12.37 feet to the
place of beginning.
Containing 0.31 acres of land
more or less.

Being the property of William F.
Fritz, et ux, as shown on plat plan
filed with the Zoning Department.
Hearing Date: Tuesday, Novem-
ber 3, 1981 at 9:30 A.M.
Public Hearing: Room 106, Coun-
ty Office Building, 111 W. Ches-
apeake Avenue, Towson, Maryland.
By Order of:
WILLIAM E. HAMMOND,
Zoning Commissioner
Oct. Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 15, 1981
THIS IS TO CERTIFY that the annexed advertisement was
published in THE JEFFERSONIAN, a weekly newspaper printed
and published in Towson, Baltimore County, Maryland on each
of the dates _____ weeks before the _____
day of _____, 1981, the first publication
appearing on the _____ day of _____
1981.

Cost of Advertisement, \$ _____

THE JEFFERSONIAN
[Signature]
Manager

Petition For Variance

ZONING: Petition for
Variance
LOCATION: North side
of Riderwood Station,
North of Joppa Road
DATE & TIME: Tues-
day, November 3, 1981 at
9:30 A.M.
PUBLIC HEARING:
Room 106, County Office
Building, 111 W. Ches-
apeake Avenue, Towson,
Maryland

The Zoning Commis-
sioner of Baltimore Coun-
ty by authority of the
Zoning Act and Regula-
tions of Baltimore County,
will hold a public hearing
on the following:
Petition for variance to
permit a rear yard setback
of 28 feet instead of the re-
quired 30 feet.
The Zoning Regulation
to be accepted as follows:
Section 1802.3B
(1801.24 & 301.1) - Min-
imum rear yard setback in
D.R.2 Zone, that parcel
of land in the Ninth Dis-
trict of Baltimore County
Description for a Zoning
Variance, Number 4 Rider-
wood Station, Baltimore
County, Maryland.

Beginning for the same
at the Southwest corner of
Lot 4 as shown on the Plat
of Riderwood Station Sec-
tion One, said Plat being
recorded in the Land Re-
cords of Baltimore County
in Plat Book 81K Jr. No.
4, Folio 111, said point of
beginning being the fol-
lowing courses and dis-
tances, from the North
side of Joppa Road 50 feet
wide where it is inter-
sected by the West side of
Riderwood Station, North
33 Degrees 45 Minutes
East 15.97 feet thence
North 11 Degrees 15 Min-
utes West 15 feet thence
by a curve to the right with
a radius of 57 feet the
length of 89.54 feet the

chord of the arc bears
North 33 Degrees 45 Min-
utes East 60.61 feet thence
along the North side of Ri-
derwood Station North 78
Degrees 45 Minutes East
18.00 feet thence by a
curve to the right with a
radius of 70 feet the length
of 43 feet thence leaving
the North side of Rider-
wood Station North 11 De-
grees 15 Minutes West 15
feet to the point of begin-
ning of Lot 4. Thence along
the boundary of Lot 4 as
shown on the above re-
ferred to Plat, North 11
Degrees 15 Minutes West
64.87 feet thence South 78
Degrees 45 Minutes West
5.73 feet thence North 11
Degrees 15 Minutes West
106.00 feet thence North 78
Degrees 45 Minutes East
80.00 feet thence South 48
Degrees 7 Minutes 41 Sec-
onds West 52.20 feet
thence South 78 Degrees
45 Minutes West 12.37 feet to
the place of beginning.
Containing 0.31 acres of
land more or less.

Being the property of
William F. Fritz et ux, as
shown on plat plan filed
with the Zoning Depart-
ment.
Hearing Date: Tuesday,
November 3, 1981 at 9:30
A.M.
Public Hearing: Room
106, County Office Build-
ing, 111 W. Chesapeake
Avenue, Towson,
Maryland.

By order of
William E. Hammond
Zoning Commissioner
Of Baltimore County

The Times

Middle River, Md., 19

This is to Certify, That the annexed

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of _____ successive
weeks before the _____ day of _____, 19
[Signature] Publisher.

PETITION MAPPING PROGRESS SHEET

FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										
Reviewed by: [Signature]	Revised Plans: Change in outline or description _____ Yes _____ No									
Previous case: _____	Map # _____									

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No. 102609

DATE: 10/27/81 ACCOUNT: 01-662

AMOUNT: \$75.00

PAID TO: Riderwood Station

PAID BY: [Signature] 75.00

VALIDATION OR SIGNATURE OF CASHIER

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 6 day of Aug, 1981.

Filing Fee \$ 25.00 Received: [Signature] Check

Cash

Other

No. 101648

d by [Signature]

swed by [Signature]

if the Petition for assignment of a

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

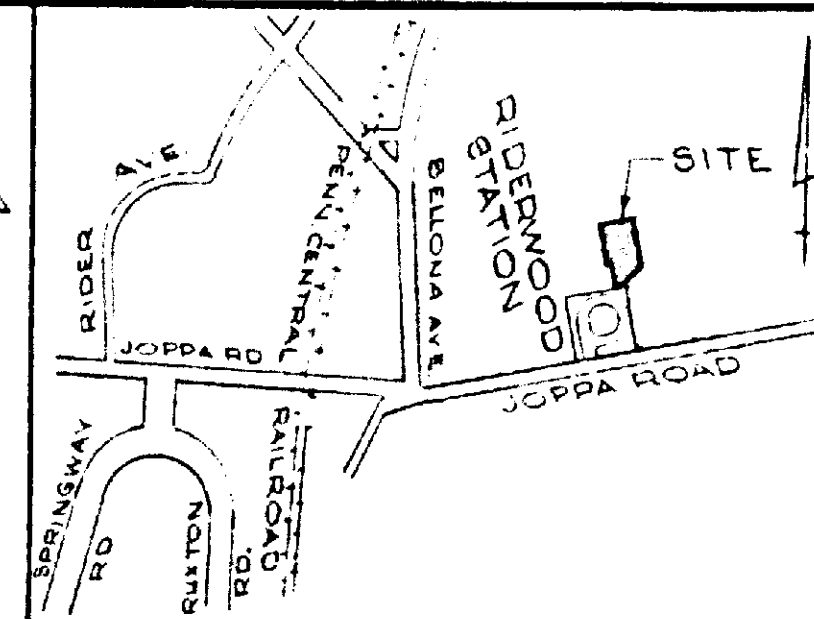
DATE: 10/5/81 ACCOUNT: 01-662

AMOUNT: \$25.00

RECEIVED FROM: Edward A. Griffith

FOR: Filing Fee for Case #82-113-A (Filing)

VALIDATION OR SIGNATURE OF CASHIER



VICINITY MAP
SCALE 1" = 500'

GENERAL NOTES

1. EXISTING ZONING - D.R.-2
2. PROPOSED ZONING - DR-2 WITH A VARIANCE TO ALLOW A WOOD DECK TO PROJECT INTO THE REAR YARD BUILDING RESTRICTION AREA 29% INSTEAD OF THE ALLOWED 25%.

Item #38

PLAT FOR

VARIANCE TO ZONING

#4 RIDERWOOD STATION

LOT 4

SECTION ONE

RIDERWOOD STATION

EA. JR. 44 - FOLIO III
9th ELECT. DIST. BALTO. CO., MD.
SCALE 1" = 20' JULY 23, 1981

WITNESSES: J. J. JONES, J. J. JONES

By: [Signature] Notary
[Signature]

